

Residential Build-Out Analysis

**Board of Supervisors Business Meeting
October 4, 2016**

Presented by the Department of Planning and Zoning

Purpose of Presentation

- Overview of results
- Assessment of existing and projected housing units
 - Affordable Units
 - All Units
- Present a new interactive land use mapping system

Purpose of Build-Out Analysis

- Housing Stakeholders Group
- Housing supply information

Other Benefits

- Comprehensive Plan effort and evaluation of Plan amendments
- Long-term fiscal, programmatic, and land use planning

Affordable Housing Build-Out Assumptions

- **No loss of existing & potential pipeline Affordable Dwelling Units (ADU) and Unmet Housing Needs Units (UHNU)**
- **No additional affordable housing units developing on parcels unassociated with approved projects**

Affordable Housing Build-Out Results

- Click on the map to link to the story map that presents the results.



Standard Build-Out Assumptions

- 1. Approved projects in the pipeline and the extent the projects are built.**
- 2. Application of the Plan's land use density policies for vacant and under developed land**
- 3. Environmental and other factors inhibiting growth**

Standard Residential Build-Out

- **Scenario 1 (Low Estimate)**
 - **Projects will develop as currently approved.**
- **Scenario 2 (High Estimate)**
 - **Projects with less than 70% permitted will be amended to increase residential to maximum Plan potential.**

Results by Planning Subarea

Planning Subarea	Existing/Permitted Units	Remaining Units		Total Units (Build-Out)	
		Scenario #1	Scenario #2	Scenario #1	Scenario #2
Ashburn	39,439	14,503	15,446	53,942	54,885
Dulles	24,056	11,709	11,727	35,765	35,783
Leesburg	20,312	5,791	6,588	26,103	26,900
Northwest	4,024	4,199	4,449	8,223	8,473
Potomac	16,006	481	481	16,487	16,487
Rt. 15 North	2,074	1,664	1,664	3,738	3,738
Rt. 15 South	1,474	1,354	1,354	2,828	2,828
Rt. 7 West	8,253	2,951	2,951	11,204	11,204
Southwest	3,231	2,158	2,158	5,389	5,389
Sterling	12,571	6,977	7,491	19,548	20,062
County Total	131,440	51,787	54,309	183,227	185,749

Results by Policy Area

Planning Subarea	Existing/Permitted Units	Remaining Units		Total Units (Build-Out)	
		Scenario #1	Scenario #2	Scenario #1	Scenario #2
Suburban	86,568	27,688	29,413	114,256	115,981
Transition	5,453	5,853	5,853	11,306	11,306
Rural	14,296	11,643	11,650	25,939	25,946
JLMA	5,068	2,534	3,324	7,602	8,392
Towns/Dulles International Airport	20,055	4,069	4,069	24,124	24,124
County Total	131,440	51,787	54,309	183,227	185,749

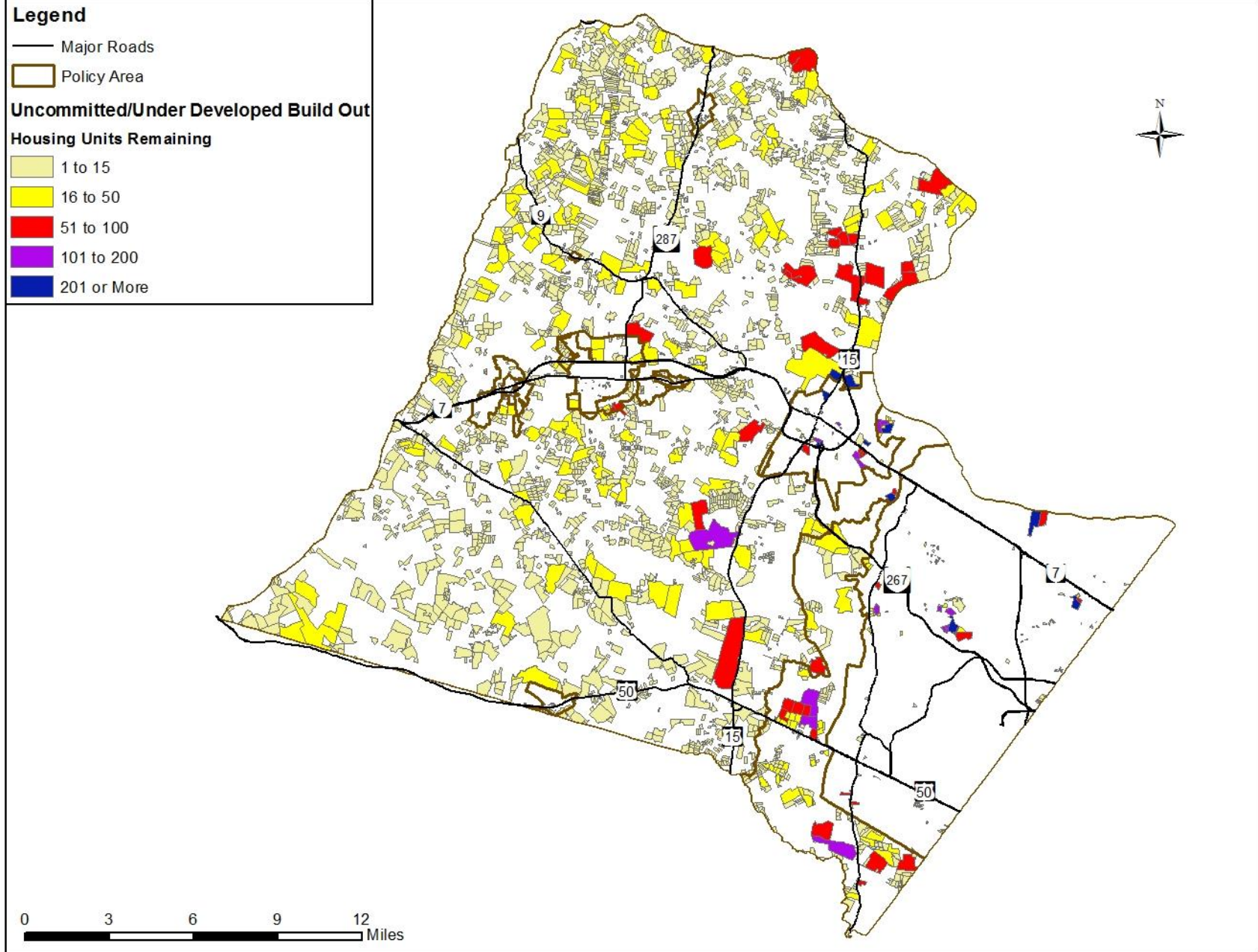
Remaining Units

	Approved Projects		Uncommitted/ Under Developed
	Scenario #1	Scenario #2	
Suburban	22,664	24,389	5,024
Transition	3,237	3,237	2,616
Rural	1,309	1,316	10,334
JLMA	1,016	1,806	1,518
Towns/Dulles International Airport	1,501	1,501	2,568
County Total	29,727	32,249	22,060

New Interactive Online Land Use Mapping System

- **Will be available in 2 to 3 weeks.**
- **Contains numerous land use information:**
 - **Existing parcel and structure use**
 - **Residential projects/subdivisions completed and in the pipeline (approved)**
 - **Residential development potential of uncommitted and under developed parcels**
 - **Residential development potential of projects in the pipeline**
 - **Ability to query the information**

Uncommitted/Under Developed Parcels



Full Development Potential

Legend

— Major Roads

□ Policy Area

■ Vacant Parcel

All Development Build Out

Housing Units Remaining

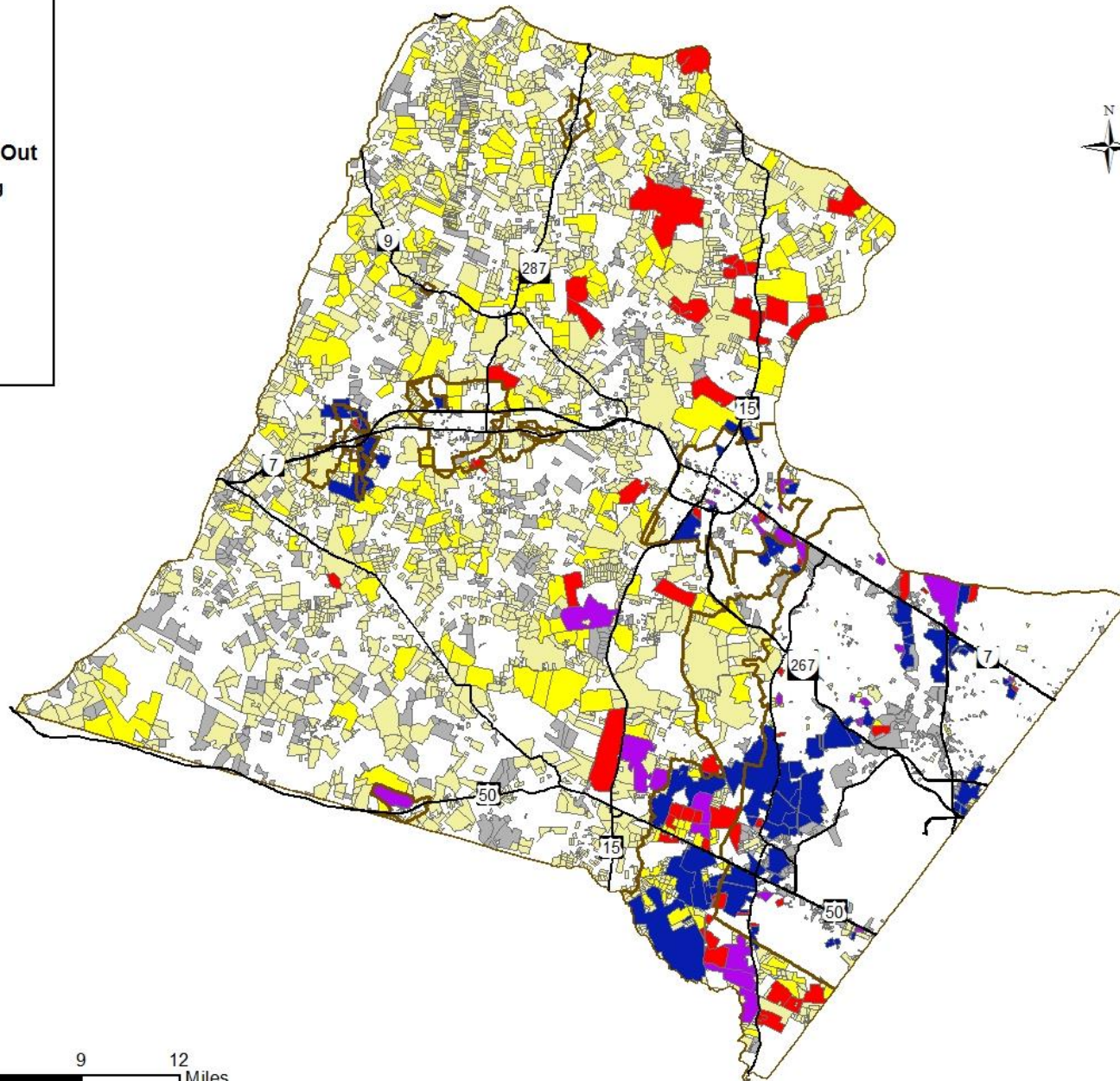
□ 1 to 15

■ 16 to 50

■ 51 to 100

■ 101 to 200

■ 201 or More



0 3 6 9 12 Miles

Concluding Remarks

- These build-out results and the new land use mapping system's information are valuable for:
 - Strategizing a land use plan for the County
 - Evaluating Comprehensive Plan amendments
- Affordable housing supplied through future rezonings will be limited. May need to consider alternative ways to provide affordable housing.
- Any Plan and Zoning Ordinance Amendments may result in different projections.

Residential Build-Out Analysis

Questions and Feedback